

REDEVELOPMENT AGENCY MINUTES

Regular of 8/3/76

MINUTES OF THE REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY OF
SAN DIEGO, CALIFORNIA
TUESDAY, AUGUST 3, 1976

Present - Members Johnson, O'Connor, Hubbard, Morrow, Gade, Haro and
Chairman Wilson.
Absent - Members Williams and Ellis.
Secretary - Edward Nielsen.

Chairman Wilson called the Regular Meeting of the Redevelopment
Agency to order at 2:11 P.M.

On motion of Member Morrow, seconded by Member Gade, the Minutes
of the Regular Meeting of July 6, 1976 were unanimously approved.

Member Williams entered the meeting.

The hour of 2:00 P.M. having arrived, Mayor Wilson announced
this is the time and place to consider the matter of a Joint Public
Hearing by the City Council and the Redevelopment Agency of The City
of San Diego to consider adopting the Redevelopment Plan for the Market
Street Industrial Park Redevelopment Project in an area generally
bounded by Market Street on the north, 41st Street on the east, San Diego
Arizona Eastern Railway on the south, and Mt. Hope Cemetery on the west.
(This item was continued from the Special Meeting of July 20, 1976.)

The following people appeared to speak: Mr. William Rick,
Chairman of the Project Steering Committee; Mrs. Jewell Hooper, Chairman
of the Southeast San Diego Planning Committee; Mr. Bernard Ashcraft, of
the Black Action Committee; Mr. Fred Patterson, Deputy Director of San
Diego Urban League; Mr. Vance Mape, of Mape Industries; Mr. Philip
Isaac, attorney representing Mr. Curtis Moring; Mr. Piasano; and Mr.
Jim Battle.

Mayor Wilson declared the Joint Public Hearing closed.

The hour of 2:00 P.M. having arrived, Mayor Wilson announced
this is the time and place to consider the matter of a Public Hearing
by the Redevelopment Agency of The City of San Diego for the purpose of
hearing testimony of all interested parties on the proposed Disposition
and Development Agreement with Mape Industries for development in the
Market Street Industrial Park Project in an area generally bounded by
Market Street on the north, 41st Street on the east, San Diego Arizona
Eastern Railway on the south, and Mt. Hope Cemetery on the west. (This
item was continued from the Special Meeting of July 20, 1976.)

The following people appeared to speak: Mr. William Rick,
Chairman of the Project Steering Committee; Mr. Vance Mape, of Mape
Industries; and Mr. Philip Isaac, attorney representing Mr. Curtis
Moring.

Mayor Wilson declared the Public Hearing closed.

RESOLUTION NO. 281, approving the sale of real property in the Market Street Industrial Park Redevelopment Project; approving and authorizing the execution and implementation of a Disposition and Development Agreement pertaining to said sale of the development of an Industrial Park; authorizing the expenditure of not to exceed \$18,500 from Market Street Industrial Park Redevelopment Project Fund 986 for project site development costs; and certifying that the information contained in the Environmental Impact Report Declaration EQD No. 75-001-00-17BG, as amended by amendment dated June 7, 1976, has been reviewed and approved, was adopted on motion of Member Williams, seconded by Member Haro, by the following vote: Yeas - Members Johnson, O'Connor, Hubbard, Williams, Gade, Haro and Chairman Wilson. Nays - Member Morrow.

RESOLUTION NO. 282, authorizing and directing the Property Department to proceed with acquisition of four parcels at the corner of 41st and Market Street in connection with the Market Street Industrial Park Project in accordance with applicable local, state and federal laws; authorizing the expenditure of not to exceed \$125,000 from the Market Street Industrial Park Project Fund 986 for the acquisition costs; and authorizing the Executive Director, or his designee, to accept and record deeds to said four parcels, was adopted on motion of Member Williams, seconded by Member Haro, by the following vote: Yeas - Members Johnson, O'Connor, Hubbard, Williams, Gade, Haro and Chairman Wilson. Nays - Member Morrow.

Mayor Wilson recessed the Meeting at 3:54 P.M. Upon reconvening at 4:14 P.M., the roll call showed Member Ellis absent.

RESOLUTION NO. 283, authorizing the Executive Director, or his designee, to execute a Fifth Amendment to Negotiation Agreement with the Ernest W. Hahn Company, which amendment extends to December 7, 1976, the Negotiation Agreement entered into on June 4, 1974 for development rights in the Horton Plaza Redevelopment Project, was unanimously adopted on motion of Member O'Connor, seconded by Member Johnson.

A proposed resolution authorizing the expansion of Horton Plaza Park by deleting in its entirety Item II of Resolution No. 244 adopted December 10, 1975, and inserting the following language:

"Horton Plaza Park shall, when financially possible, be expanded to include the entire city block bounded by Broadway and E Streets on the north and south, and 4th and 3rd Avenues on the east and west respectively."

was presented.

Mr. Roger Schmidt, of SOHO, and Mr. Frank L. Hope, of Frank L. Hope & Associates, spoke on this item.

A drawing of the area prepared by Frank L. Hope & Associates was displayed. Member Haro requested that this resolution be amended to include this drawing.

RESOLUTION NO. 284, authorizing the expansion of Horton Plaza Park by deleting in its entirety Item II of the Resolution No. 244 adopted December 10, 1975, and inserting the following language:

"Horton Plaza Park shall, when financially possible, be expanded to include the entire city block bounded by Broadway and E Streets on the north and south, and 4th and 3rd Avenues on the east and west respectively. Also, accepting the concept as presented by Frank L. Hope & Associates, a copy of which is on file in the office of the Secretary."

was unanimously adopted on motion of Member Haro, seconded by Member O'Connor.

RESOLUTION NO. 285, authorizing the Executive Director, or his designee, to execute, for and on behalf of the Redevelopment Agency of The City of San Diego, a Second Amendment to Agreement with Keyser-Marston Associates for additional economic and land market consultation services in connection with the Horton Plaza Redevelopment Project; and authorizing the expenditure of not to exceed \$10,000 from the Redevelopment Agency 984 Fund for said services, was unanimously adopted on motion of Member Hubbard, seconded by Member Williams.

Member Gade left the meeting.

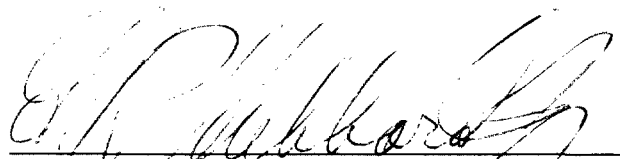
RESOLUTION NO. 286, authorizing the Executive Director, or his designee, to execute, for and on behalf of the Redevelopment Agency, a First Amendment to Operating Agreement with the Centre City Development Corporation, Inc., a nonprofit corporation, amending Section 2.05 of the Operating Agreement between said parties, was unanimously adopted on motion of Member O'Connor, seconded by Member Williams.

RESOLUTION NO. 287, accepting the low bid of B. E. Wilson Contracting Corporation, a corporation; authorizing the Executive Director, or his designee, to execute a contract for the demolition of structures in the Linda Vista Redevelopment Project in the amount of \$46,083.00; and authorizing the expenditure of \$55,000 out of Linda Vista Redevelopment Project Fund No. 985, solely and exclusively for this purpose and related costs, was adopted on motion of Member Haro, seconded by Member O'Connor, by the following vote: Yeas - Members Johnson, O'Connor, Hubbard, Williams, Haro and Chairman Wilson. Nays - None. Abstain - Member Morrow.

RESOLUTUION NO. 288, accepting the proposals of Patrick Sweeny and Richard Miller to conduct appraisal services in the San Ysidro Redevelopment Survey Area; and authorizing the Executive Director, or his designee, to expend the sum of not to exceed \$12,400 for said appraisal services and related costs, was unanimously adopted on motion of Member Haro, seconded by Member O'Connor.

RESOLUTION NO. 289, adopting Redevelopment Agency Policy 300-5 entitled "Rules Governing Participation by Owners/Tenants in the Dells Redevelopment Project", was unanimously adopted on motion of Member Haro, seconded by Member Johnson.

There being no further business to come before the Agency at this time, the Regular Meeting was adjourned at 4:45 P.M.

Cristina 
Chairman of the Redevelopment Agency
of The City of San Diego, California

ATTEST:


Secretary of the Redevelopment Agency
of The City of San Diego, California